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Planning Division
The Quays
Brunel Way
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RE: P2020/0195 | Residential Development - Variation of conditions 2 (External Materials), 11 (Provision of Ghost Island) and 17 (Phased Programme of Works for Construction of the Access Road) and amendments to the site layout and engineering details of application P2010/0562 (which varied permission P2003/1330). | Land South Of Heol Y Glyn Glynneath Neath

Dear NPTC Planning,

I am writing to you to object to the recent application regarding the residential development south of Heol Y Glyn which was previously used as a landfill site (P2020/0195).

My main concern in relation to this application is the suitability of the land for development. This development is contrary to policy EN 8 of NPTC's LDP. Whilst I note that the applicant has submitted a geo technical survey of the former land fill site, including chemical testing. I am not satisfied that this was a thorough investigation. You need only compare this survey to the geotechnical surveys carried out in 2010 and 2008 to see that the recent survey carried out in 2019 was inadequate. In fact, a letter from Geotechnology to the 'Cuddy Group' dated 27th May 2010 stated that the land needed improvement before any road could be built. No evidence has been submitted of this improvement or plans to do so. Further to this the depth of the recent study is significantly lower than that of 2008 and 2010 which had depths of up to 10 m.

Having looked at the data for the chemical testing submitted, I can see that this was in no way a thorough investigation as it is incomplete and superficial. First looking at the depths at which chemical testing took place this was only at a depth of 50 cm and only tested deeper once at 1 meter and twice at 2 meters, which I'm sure you can agree is not a large enough sample for those depths. This is important as the land has previously been confirmed as contaminated with high levels of zinc, arsenic and be benzo[a]pyrene. I would also like to highlight the chromium testing which distinguishes between Cr^{III} and Cr^{VI} is unaccredited and therefore unreliable. This is important as chromium (III) is relatively safe at the levels of chromium described, however, chromium (VI) at this level is extremely dangerous and can cause cancer.

The second of my objections relates to the effect of this development on the natural waterways that run through the site and potential knock-on effects on the drainage systems in place in Glynneath. This presents a flood risk in contradiction to policy SP 1 and BE 1. As we all are aware 2020 has been a horrific year with respect to flooding in our area. So now, more than ever we must be meticulous in ensuring that any future developments will not have an adverse effect on the flooding in Glynneath. This application provides no evidence of such planning, no evidence of taking into account the effects

of increased surface water, and does not seek to protect the natural waterways that run through the landscape. These are an essential part of the existing flood defence for the area. Ensuring this is critical as we already have a fragile drainage system in place for Aberdare road which has been the subject of flooding on several occasions in recent history.

My third objection is that the planning does not seek to protect any of the existing trees on the site that are important to the character and appearance of the land. The height of the development means that without existing trees, the proposed properties would overlook our residence at 66 Brynhyfryd and others in the street. Such a development would have an adverse effect on our privacy. The development should seek to keep and add to existing trees surrounding the site to preserve the character of the land.

In summary, the planning application submitted is not a suitable development for the area and contradicts the objectives and planning policies set out in the 2011-2026 development plan.

Kind Regards

Simon Thomas

A handwritten signature in black ink, reading "Simon Thomas". The signature is written in a cursive style, with the first name "Simon" and the last name "Thomas" clearly legible.